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March 14, 2022

NOTICE OF INTENT TO SELL
PURSUANT TO §55.1-1308.2

Virginia Department of Housing and Community Development
Main Street Centre
600 E. Main Street, #300
Richmond, Virginia 23219

RE: Southampton Meadows Mobile Home Park
33536 Phillips Street, Franklin, Virginia 23851

Gentlemen/Ladies:

Please be advised that this writer represents Southampton Park, L.L.C., a Virginia limited liability company ("Owner"), the owner of a mobile home park known as Southampton Meadows Mobile Home Park located at 33536 Phillips Street, Franklin, Virginia, containing two hundred thirty-two (232) residential mobile home lots ("Park").

Attached please find a copy of a Notice of Receipt of Offer by a Third Party to Purchase a Manufactured Home Park, dated March 14, 2022. Please consider this letter as a Notice of Intent to Sell pursuant to §55.1-1308.2 of the 1950 Code of Virginia, as amended, that the Owner has received an unsolicited offer to purchase the Park for the sum of Six Million Three Hundred Thousand Dollars (\$6,300,000.00).

Very truly yours,



Erik P. Gordon

EPG:cd
Enc.



Notice of Receipt of Offer by a Third Party to Purchase a Manufactured Home Park

To: Park Tenants
From: Park Owner
Date: March 14, 2022

This serves as a written notice that Southampton Meadows Mobile Home Park has received an offer to purchase.
(PARK NAME)

The Virginia Manufactured Home Lot Rental Act provides (with some exceptions) that the owner (the "Park Owner") of a manufactured home park (the "Park") provide written notice to the each tenant of a lot in the Park (the "Park Tenants") if the Park Owner is in receipt of an offer from a third party to purchase the Park ("Notice of Receipt of Offer to Purchase") and accepts such offer. Prior to accepting the offer, the owner of the manufactured home park must consider other offers to purchase the Manufactured Home Park from a tenant group representing at least 25% of the tenants with a valid lease. At the same time the Park Owner sends the Notice of Receipt of Offer to Purchase to each of the Park Tenants, a copy of such notice also is sent by the Park Owner to the Virginia Department of Housing and Community Development to post on the Department's website. (See Section 55.1-1308.2 of the Code of Virginia <https://law.lis.virginia.gov/vacode/title55.1/chapter13/section55.1-1308.2/>).

The Department keeps the Notice of Receipt of Offer to Purchase posted on the Department website until the Park Owner sends a written notice to the Department that the Park has been sold to a third-party (the "Notice of the Park Sale to a Third Party"), is no longer offered for sale, or the transaction does not go to settlement. The Park Owner is required to give the Notice of Receipt of Offer to Purchase and include in any such purchase contract a provision that states that the purchase contract is contingent upon the Park Owner considering any offers from a tenant group, representing 25% or greater of existing tenants, received by the Park Owner within 60 days after the date the Notice of Receipt of Offer to Purchase is given to the Tenants. The relevant information about the Park and the purchase contract are listed on the second page.

Certificate of Giving Notice (Pursuant to Sections 55.1-1200 and 55.1-1201)

I hereby certify that a copy of this Notice of Receipt of Offer to Purchase was: (☒) mailed by regular mail, postage prepaid, (☐) hand-delivered or (☐) e-mail, if so permitted by the Lease Agreement, to the Tenant(s) renting a lot at:
33536 Phillips Street, Franklin 23851 14th March 22

_____, Virginia, this _____ day of _____, 20_____.
(PARK ADDRESS) Southampton Park, L.L.C., a Virginia limited liability company

Name of Park Owner

Authorized Representative

Erik P. Gordon, Attorney for Park Owner

Printed Name of Authorized Representative

Relevant Information:

Park Name Southampton Meadows Mobile Home Park
Park Address 33536 Phillips Street, Franklin, Virginia 23851
232 (Zip Code)
Number of lots _____
Price \$ 6,300,000.00

Name of Park Owner Southampton Park, L.L.C.
Address 5713 Ward Avenue, Virginia Beach, Virginia 23455
southamptonmeadows@gmail.com (Zip Code)
Email _____
Phone 757-464-3581

Contact for Info Erik P. Gordon
Address 1553 S. Military Highway, Suite 200, Chesapeake VA 23320
erik@erikgordonlaw.com (State) (Zip Code)
Email _____
Phone 757-420-9731

Copy To: Virginia Department of Housing and Community Development